



TEXTURED WATERPROOFING  
**BASEMENT SEALER™**  
 HYDROSTATIC PRESSURE RESISTANCE  
 CONCRETE and MASONRY COATING

COMMERCIAL  
 GRADE  
 10 YEAR

**PRODUCT  
 DATA**  
 #5862

10 PSI  
 22 FT

01/01/20  
 superseding: 12/30/19

**PSI (Pounds per Square Inch)** – The Important aspect of a masonry waterproofing paint or primer is the ability to hold back hydrostatic pressure. **BASEMENT SEALER™** has been tested by independent labs and has concluded pressure resistance of the coating. A concrete cinder block will explode at 17 psi of pressure, but most will explode and fail at 15 psi. Therefore, independent construction labs will not test standard grade construction blocks over 15 psi. The standard minimum hydrostatic pressure resistance for a basement wall is 4 psi. **BASEMENT SEALER™** will resist 10 psi of hydrostatic pressure which is the equivalent of a wall of water 22 feet high. **BASEMENT SEALER™** also possesses excellent wind driven rain resistance.

**PRODUCT DESCRIPTION:**

**BASEMENT SEALER™** is a bright extra white, light textured finish, high-performance commercial grade 10 year, concrete & masonry waterproofing basement sealer. Waterproofing resin modified with flexible encapsulated polymers which penetrate into the masonry for the ultimate in waterproofing protection. This new technology has excellent penetration on porous surfaces and will resist up to 10 psi of negative or positive hydrostatic pressure, which is the equivalent of a 22 foot high wall of water. It will also reduce penetration by radon gas. **BASEMENT SEALER™** is formulated with an environmentally friendly biocide to resist mildew growth. Conforms to ASTM D-7088 Resistance to Hydrostatic Pressure and ASTM D-6904 Resistance to Wind Driven Rain.

**BASEMENT SEALER™ USES:**

**BASEMENT SEALER™** is ideal for interior and exterior use, as well as above grade or below grade masonry walls. Uses include; basement walls, masonry walls, retaining walls, poured concrete, foundations, landscape walls, cinder blocks, concrete blocks, stucco and brick. Excellent for use as a waterproofing sealer to prevent peeling and efflorescence in the bottom sections of walls prone to moisture absorption.

**BASEMENT SEALER™** can be used on metal, wood, previously painted surfaces and most other surfaces and will only provide positive waterproofing. Negative hydrostatic pressure resistance can only be achieved on bare uncoated concrete or masonry.

**SURFACE PREPARATION:**

For proper adhesion and penetration it is essential that the surface be properly prepared. Surface must be pressure washed with at least 1500 P.S.I. of pressure using a water and chlorine solution (approximately 1 quart of chlorine to 5 gallons of water). Thoroughly remove all dirt, oil, grease, residues, mold, mildew, algae and any other surface contaminants. Severe mildew requires a stronger concentration of chlorine. TSP (Tri-Sodium Phosphate) should be used to clean oil and grease stains.

Efflorescence is a white, powdery, crystal-like deposit visible on the masonry. Any EFFLORESCENCE must be removed. Use muriatic acid to etch and remove efflorescence.

**MURIATIC ACID CONCRETE ETCHING:**

- BROOM FINISH: Pressure wash only.
- SMOOTH TROWELED CONCRETE SURFACES: (Garage Floors, Interior Warehouse Floors, Etc.)  
 Smooth surfaces MUST be acid etched to insure proper penetration. Use muriatic acid and follow instructions on manufacturer's label since concentrations can vary. Visible pores in uncoated concrete must appear before applying the product. Repeat acid etching until visible pores appear in surface. (Surface should feel like 80 grit sandpaper).

Rinse the surface well with water and allow it to dry completely for at least 12 hours.

**APPLICATION PROCEDURE:**

Stir well before and during use. Minimum of two coats required. Do not apply when temperatures are below 50 degrees Fahrenheit or when humidity is very high. Do not apply when coating will be subjected to rain or heavy dew before it has had enough time to dry (approx. 3 hours). Do not apply the product to hot surfaces directly in sunlight, this may cause the coating to dry too quickly and reduce or prevent proper penetration and adhesion. Drying time will vary depending on temperature, humidity and location. Apply using brush, ¾" roller or spray. If brushed, work **BASEMENT SEALER™** into the surface, being sure to fill all pores and pinholes. Apply uniformly and do not leave puddles or build ups. Spread Rate will vary depending on surface. Apply the second coat after waiting at least 3 hours. Apply a top coat of latex paint after 12 hours. Let the final application cure at 7 days before allowing use. High humidity will increase the cure time.

**CLEAN UP:** Clean up all spills, tools and overspray immediately while the coating is still wet with warm soapy water.

**TINTING:** Pastel or Light Tint Base Colors; Use 50% of color normally required, but do not exceed 2 ounces of colorant per gallon.

**TROUBLESHOOTING:** If leaking persists after coating it indicates that pinholes or pores have not been sealed. Inspect the affected area closely to locate problem spots and recoat to seal. Then recoat the section again.

Ambient Temperature of 77°F and RH of 50%		<b>TECHNICAL SPECIFICATIONS:</b>		Rates & Times May Vary Beyond Specifications	
FINISH:	Flat	SPREAD RATE:	75 - 100 sq.ft. per gallon		
COLOR (Tintable):	White	DRY to TOUCH:	2 Hours		
VEHICLE TYPE:	Copolymer Emulsion	RECOAT:	3 Hours		
SOLIDS by WEIGHT:	65% +/- 2%	CURE TIME:	7 Days		
SOLIDS by VOLUME:	50% +/- 2%	SIZES:	1 Gal., 5 Gal.		
V.O.C.'s (averages):	Less than 100 g/l	GALLON WEIGHT:	12.0 lbs. +/- .3 lbs.		

*Information presented on this Data Sheet has been compiled from sources to be reliable, and is accurate and reliable to the best of our knowledge and belief but is not guaranteed to be so.*

*In Any Event Nationwide Protective Coating Manufacturers, Inc. will not be liable or responsible for any past, present or future leaks or any resulting consequential or incidental damages.*